



**Flat 4 Danehouse Lodge, 8 Wortley Road, Highcliffe, Dorset. BH23 5DT**

**£1,300 Monthly**



**Ross Nicholas & Company Limited**  
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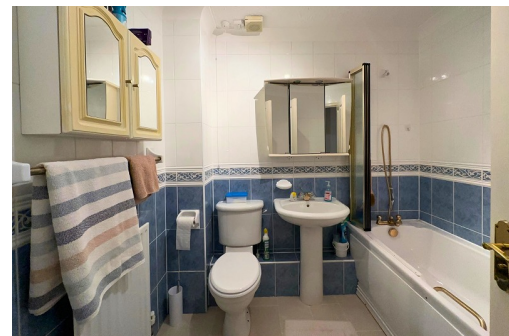




## **Flat 4 Danehouse Lodge, 8 Wortley Road, Highcliffe, Dorset. BH23 5DT**

### **£1,300 Monthly**

A superbly appointed two double bedroom, two bathroom, ground floor apartment available to rent from mid December 2023. The property benefits from good room sizes, a private patio area facing South/West and also a spacious garage in the block. The property itself is situated in the heart of Highcliffe Village Centre making this an excellent prospect for those requiring a more central location whilst also being only a stone's throw from the beach and cliff top walks.



## COMMUNAL ENTRANCE DOOR

Secure entry system, door opens into the communal entrance hallway with personal door to the property.

## ENTRANCE HALL

Airing cupboard with double doors housing the Megafluo hot water cylinder and slatted linen shelving, high level electric consumer unit. Ceiling light points, wall mounted panelled radiator, wall mounted entry phone, double power points. Deep storage cupboard with hanging rail and shelving.

## KITCHEN/BREAKFAST ROOM (10' 6" X 10' 8") OR (3.19M X 3.26M)

UPVC double glazed window to side. Fitted with an excellent range of base and wall mounted wood fronted units with areas of square edged laminate work surface over. Integrated AEG dishwasher, washer/dryer, four burner gas hob with concealed filter extractor over and eye level double oven adjacent. Space for fridge/freezer. Tiled floor, part tiled walls and tiled splash backs. Inset sink unit with drainer and mixer tap, ceiling light point and under cupboard lighting. Wall mounted double panelled radiator, double power points. Cupboard housing the Gas fired condensing boiler.

## LIVING/DINING ROOM (16' 10" X 13' 7") OR (5.13M X 4.15M)

A lovely dual aspect room with a walk-in box bay window to the front with additional UPVC double glazed window adjacent and fully UPVC double glazed patio door to the side. Focal point electric fireplace with flame effect fan style fire set into a marble style surround with painted mantel over. Ceiling and wall light points, television point, telephone point, double power points. Door to:

## PATIO

Laid to paving with plenty of space for garden furniture and partially covered with a wall light point.

## BEDROOM 1 (11' 0" X 11' 8") OR (3.35M X 3.55M)

UPVC double glazed window to front, ample bedroom furniture with double wardrobes providing hanging space and shelving with additional wardrobes to either side of the bed space with eye level over bed storage cupboards. Wall mounted panelled radiator, ceiling light point additional wall light points to each side of the bed, power points, telephone point, television point. Door to:

## EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising enclosed double length shower cubicle with chrome Grohe fittings, low level flush WC, pedestal wash hand basin and bidet. Tiled walls, wall mounted panelled radiator, wall mounted mirror fronted medicine cabinet with shaver point and inset lighting. Ceiling light point with additional inset ceiling spotlight.

## BEDROOM 2 (13' 7" X 10' 4") OR (4.14M X 3.16M)

UPVC double glazed window to side, built in wardrobe with double doors housing hanging space, drawers and shelving, double power points, wall mounted panelled radiator, television point, ceiling light point.

## BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with wall mounted hand shower attachment, pedestal wash hand basin and low level flush WC. Wall mounted mirror fronted medicine cabinet with shaver point and inset lighting, fully tiled walls, wall mounted panelled radiator with additional wall mounted towel radiator. Ceiling light point with further inset ceiling spotlight, ceiling extractor fan.

## OUTSIDE

The property sits in well tended communal grounds laid mainly to lawn with mature shrubs and trees providing an attractive outlook. The property benefits from visitor and resident communal parking as well as a nearby located:

## GARAGE IN BLOCK

Metal electrically and remotely operated up and over door.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction and at the main traffic lights turn right into Waterford Road. Take the first right into Wortley Road and the block will be found shortly on your left hand side.

## PLEASE NOTE..

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

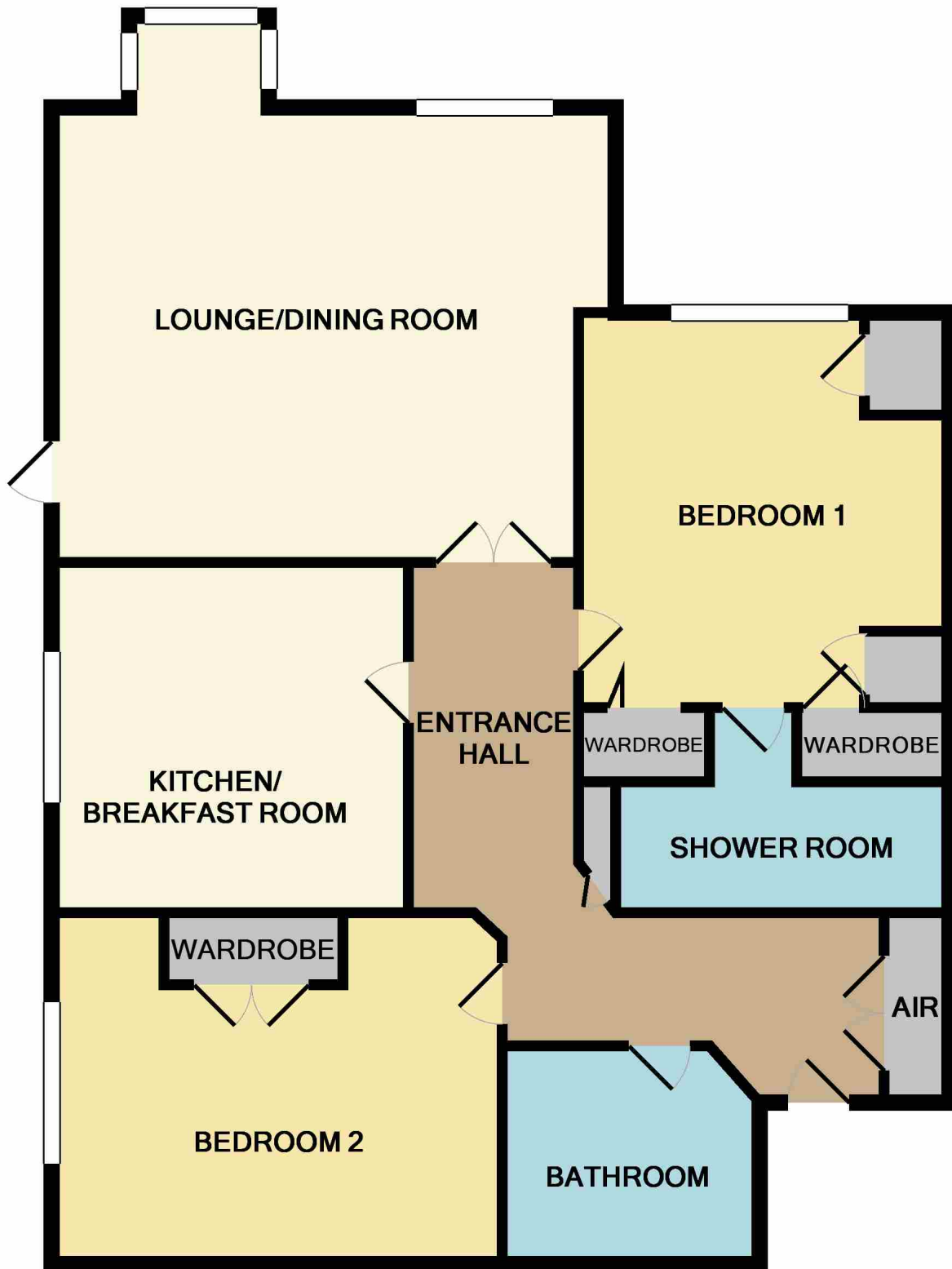
## DEPOSIT INFORMATION

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

## EPC RATING

The EPC rating for this property is TBC





TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.